



Russ Avenue, Faringdon  
Oxfordshire, Offers In Excess of £175,000

Waymark



# Russ Avenue, Faringdon SN7 7GA

## Oxfordshire

### Leasehold

**Ideal First Time Buy or Investment Purchase | Ground Floor Apartment | Two Double Bedrooms | Open Plan Living Area | Allocated Car Parking | Communal Garden | Short Walk To Local Amenities**

**Description**

A fantastic opportunity to purchase this well-presented two-bedroom apartment offering bright and versatile accommodation in a popular location. The property combines modern open-plan living with practical features such as ample storage, allocated parking, and access to communal outdoor space. It would make an ideal purchase for first-time buyers, downsizers, or investors.

The accommodation comprises: A welcoming entrance hall with two large storage cupboards, a modern family bathroom, and a bright open-plan kitchen/dining/sitting room fitted with ample units, an integrated oven, hob, and washing machine, and space for a fridge/freezer. Completing the accommodation are two generous double bedrooms, both light-filled and well-proportioned.

Externally, the property benefits from an allocated parking space, with additional on-street parking available nearby. To the rear, there is a communal garden with a seating area and washing lines, shared with the other apartments in the block. The development also provides useful bin and bike stores.

The property is leasehold with circa 111 years remaining on the lease and is connected to mains gas, electric, water, and drainage, with gas central heating. The annual service charge for the year is approximately £2100 and the ground rent is approximately £240. This property must be viewed to be fully appreciated.

**Location**

The historic market town of Faringdon, which dates back to the 12th Century, is located almost equidistant of Swindon and Oxford on the A420 which leads to the A34, M40 and M4. Mainline railway services to London run from Swindon, Oxford City, Oxford Parkway and Didcot Parkway. The town is served by the Stagecoach S6 bus which runs a regular ½ hourly service through much of the day to Swindon and Oxford and the villages en-route. The town itself has a thriving community and amenities such as the leisure centre, library, independent traders, doctors' surgery, two primary schools, and a secondary school. In 2004, Faringdon became the first Fairtrade town in the South East of England. A recent retail development includes a Waitrose and an Aldi supermarket, with further retail planned, in addition to the existing Tesco store.

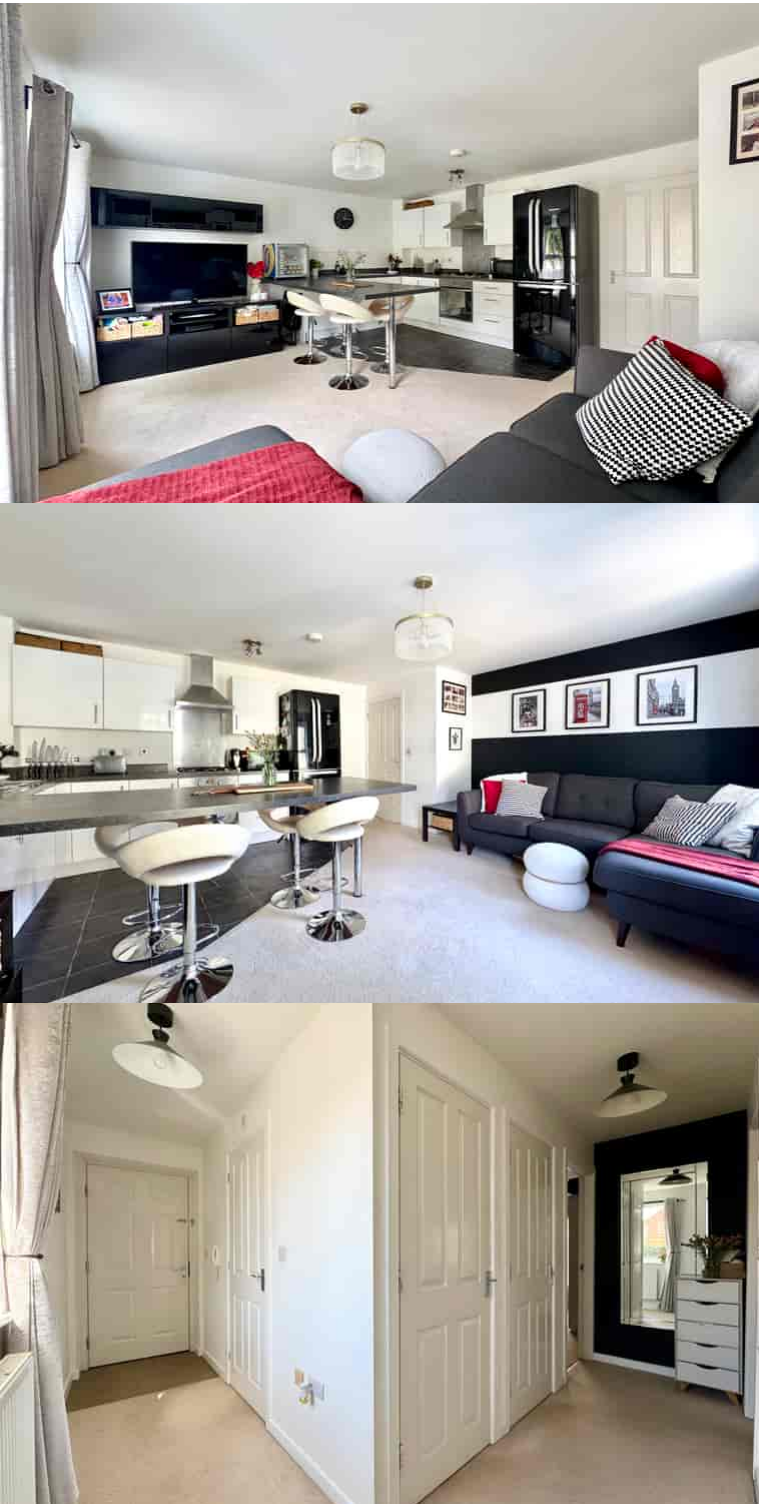
**Viewing Information**

By appointment only please.

**Local Authority**

Vale of White Horse District Council

**Tax Band:** B






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**Faringdon Office**

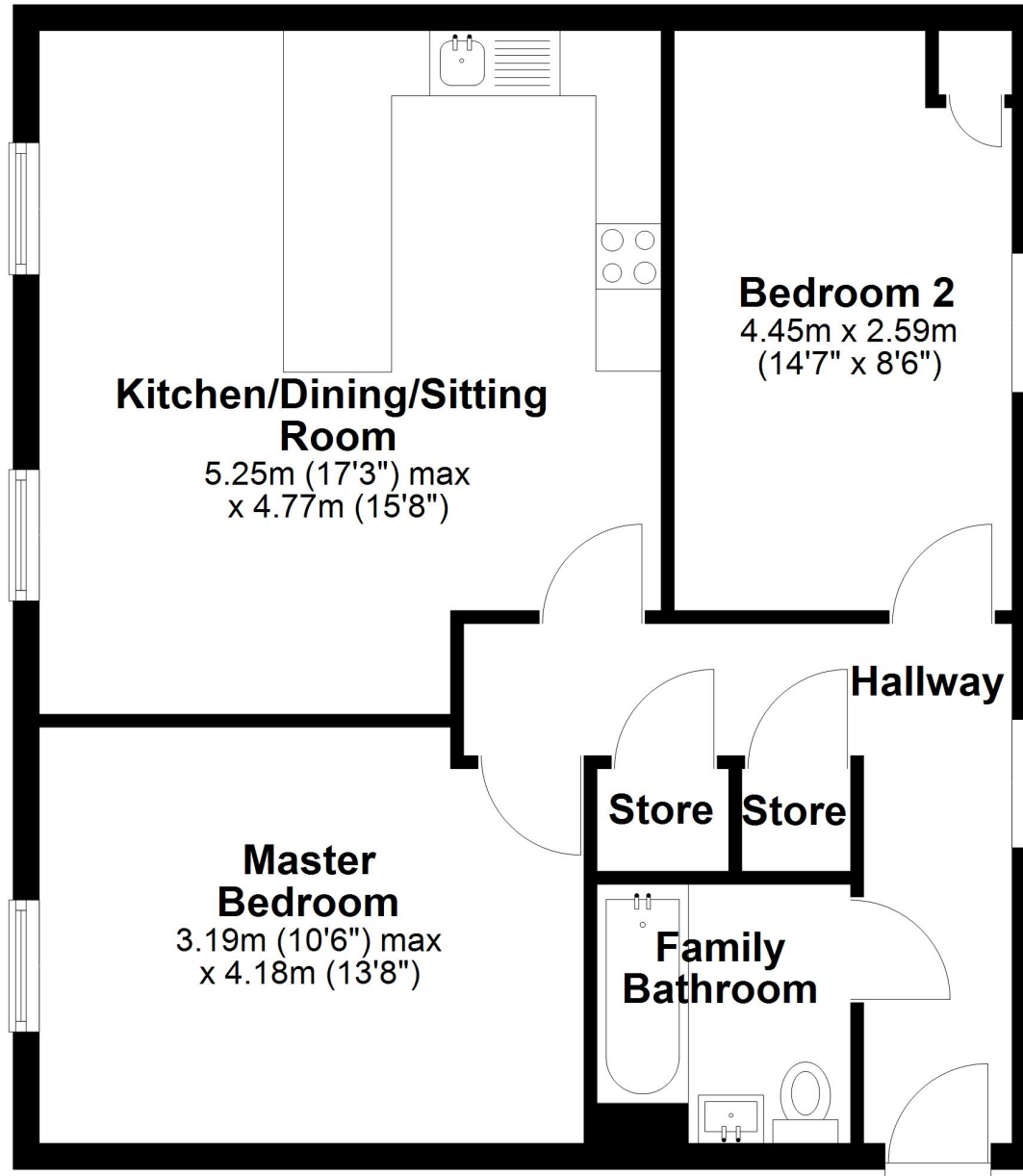
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	80	80
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

# Ground Floor

Approx. 63.7 sq. metres (685.8 sq. feet)



Total area: approx. 63.7 sq. metres (685.8 sq. feet)

Important Notice: These Particulars have been prepared for prospective purchasers for guidance only. They do not form part of an offer or contract. Whilst some descriptions are obviously subjective and information is given in good faith, they should not be relied upon as statements or representative of fact.



